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Staff Report

HEARING DATE: Wednesday, June 10, 2015

TO: Planning Commission

FROM: Jason T, Assistant Planner

APPLICATIONS: **CU2015-0004 and DR2015-0030 (Valley Catholic High School Science Building)**

LOCATION: 4275 SW 148th Avenue
Tax Lot 200 on Washington County Assessor's Map 1S1-1700

ZONING/NAC: Urban Medium Density (R2) / West Beaverton

REQUEST: The applicant seeks approval of a Major Modification of Conditional Use and Design Review Two application, to remove two existing portable buildings and replace with a permanent two-story, 12,850 square foot science building that will be comprised of five classrooms. There is no increase in the total student/staff capacity of 545 as declared under DR2003-0013/CU2003-0004. The project also includes new outdoor plazas, pedestrian connections, and a 160 square foot detached greenhouse. The project also proposes to remove and replace seven trees.

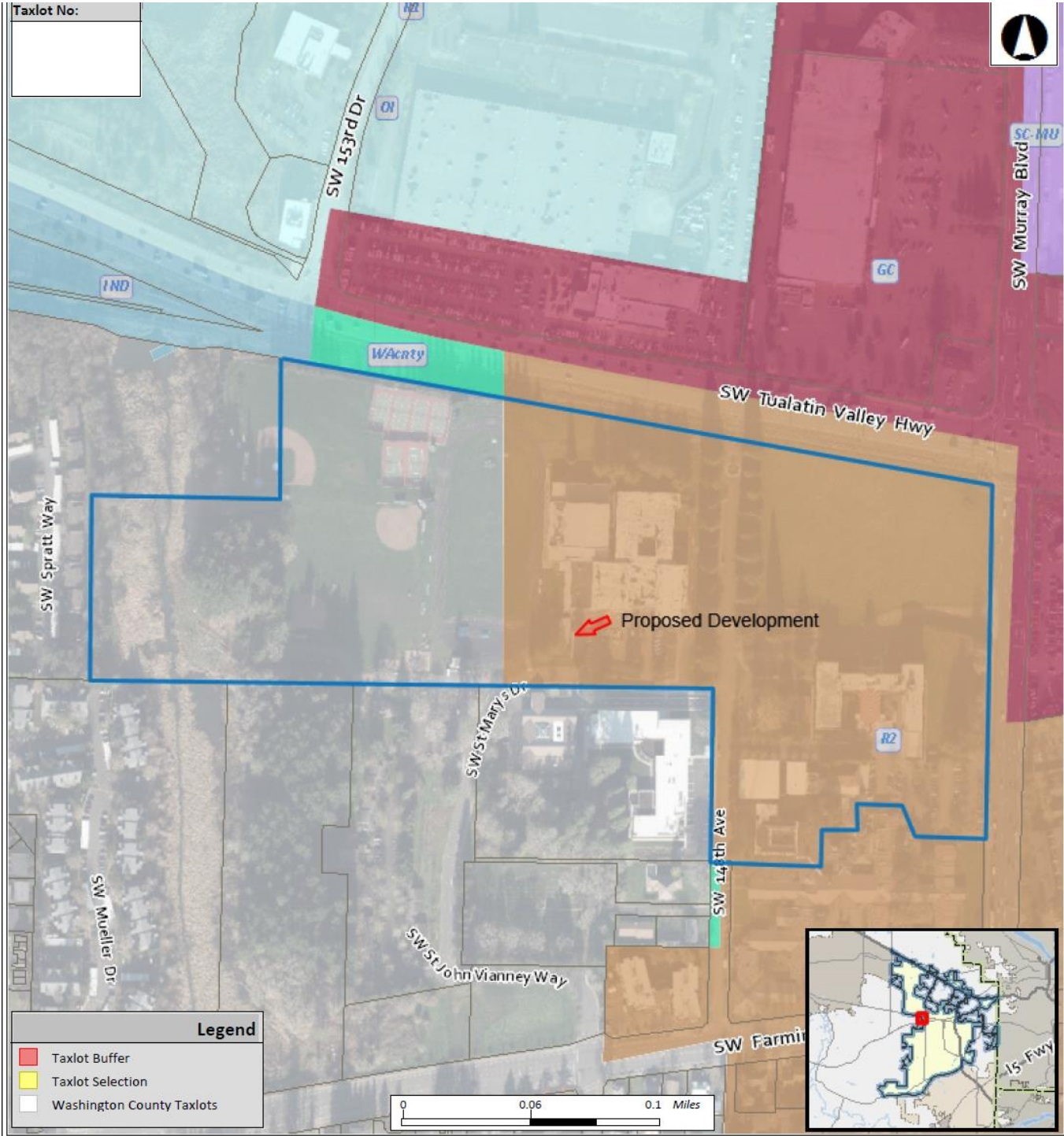
APPLICANT: Sisters of St. Mary of Oregon – Campus Schools
Attn: Bob Weber
4440 SW 148th Avenue
Beaverton, OR 97078

APPLICANT REPRESENTATIVE: Brian C. Jackson Architect, LLC
13640 NW Laidlaw Road
Portland, OR 97229

APPROVAL CRITERIA: Design Review Two, Development Code, Section 40.20.15.2.C
Major Modification of Conditional Use, Development Code Section 40.15.15.2.C

RECOMMENDATION: **CU2015-0004 and DR2015-0030 (Valley Catholic High School Science Building)**

Vicinity/Zoning Map



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Day 120
CU2015-0004	March 18, 2015	April 20, 2015	August 20, 2015
DR2015-0030	March 18, 2015	April 20, 2015	August 20, 2015

Existing Conditions Table

Zoning	Urban Medium Density	
Current Development	High School/Chapel/Church	
Site Size & Location	The subject property is part of the Sisters of St. Mary of Oregon campus. The 35.91 acre site can also be identified as 4275 SW 148th Ave, tax lot 200 of Washington County Assessor's Map 1S1-1700.	
NAC	West Beaverton	
Surrounding Uses	<u>Zoning:</u> North: General Commercial South: R2 and Neighborhood Commercial. East: R2 and General Commercial West: Unincorporated Washington County	<u>Uses:</u> North: Retail Shopping Center South: Residential/Retail Convenience Store East: Residential/Retail Auto Sales West: Public and Private Schools/Residential/Retail

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Exhibit 3 Agency Comments Tualatin Valley Fire and Rescue (TVF&R) Letter dated May 11, 2015.	
Exhibit 4 Materials submitted by applicant Applicant's Application Package prepared by Brian C. Jackson, Architect, LLC.	
Exhibit 5 Public Comment No public comments received.	

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
VALLEY CATHOLIC HIGH SCHOOL SCIENCE BUILDING
CU2015-0004 AND DR2015-0030**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the two (2) applications as identified below:

- **Nine (9) of the eleven (11) criteria are applicable to the submitted Conditional Use and Design Review applications, CU2015-0004 and DR2015-0030.**

This proposal is to remove two existing portable classrooms and replace with a permanent two-story, 12,850 square foot science building that will be comprised of five classrooms, with no increase in projected student capacity. The project also includes new outdoor plazas, pedestrian connections, and a 160 square foot detached greenhouse. Project scope also includes removal and replacement of seven landscape trees.

- A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

Facts and Findings:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

All of the critical facilities are currently in place to serve the existing development. The City Engineer, in review of the proposal has determined that this increase in floor area will not impact the level of facilities and services available. The capacity of the existing systems is adequate to support any modest increase to be expected from the proposal.

Transportation

Staff's response to the transportation portion of criterion A are identified under Criterion D below.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- B. Essential facilities and services are available or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.*

Facts and Findings:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

All of the essential services to serve the facility are already in place and are unchanged by this proposal. The surrounding pedestrian system can accommodate the proposed use.

Therefore, staff finds that the proposal meets the criterion for approval.

- C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

Facts and Findings:

The property is zoned Urban Medium Density Residential (R2). An Educational Institution, is a conditional uses in this zone. This use is allowed as a modification of the overall Conditional Use approvals for the Sisters of Saint Mary and Valley Catholic School. The site exceeds the minimum land area and minimum lot dimension standards. All structures meet the minimum setback requirements.

Therefore, staff finds that the proposal meets the criterion for approval.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.*

Facts and Findings:

Design Review Requirements (Section 60.05)

Staff will provide findings for the applicable Design Review Principles, Standards, and Guidelines within the staff report that is subject to Planning Commission consideration for the combined Design Review and Major Modification of Conditional Use applications.

Off-Street Parking Requirements (Section 60.30)

Section 60.30 of the Development Code specifies a minimum number of required off-street parking spaces at 0.2 spaces per FTE (full time equivalent) students and staff. The current number of students and staff is 411 which require 82 parking spaces. The existing high school is currently approved for a total of 485 students and 60 full time equivalent staff, per DR2003-0013/CU2003-0004. At capacity, the facility would require 109 parking stalls. The existing parking lot has 116 parking spaces solely dedicated to the high school.

Staff finds that adequate off-street parking has been provided.

Transportation Facilities (Section 60.55)**Traffic**

The Beaverton Development Code (BDC) requires the submittal of a Traffic Impact Analysis (TIA) when a proposed use generates more than 200 vehicle trips per day on average. The applicant has stated that there is no projected increase in students or staff and that the proposal will generate less than 200 additional vehicle trips per day. Staff concurs with this statement.

The applicant states that Valley Catholic has a very strong emphasis on the sciences. Currently four science teachers are sharing two lab style science classrooms that are undersized and outdated. Physics is currently taught in a semi converted general purpose classroom. They rotate 10 periods of chemistry and biology in a seven period school day. Teachers that are sharing a lab will physically rotate their classes to other general purpose classrooms for lectures. The applicant's proposal for a new 12,850 square foot building addition, which after the two modular buildings are removed, leaves a net floor area addition of 9,970 square feet. The purpose of the increase in floor area is to reduce the overcrowded classrooms and provide state of the art science equipment and lab space to their existing students.

Therefore TIA thresholds of the BDC are not exceeded and it is presumed that the daily traffic generated by the use will have a nominal impact on the existing transportation system and that the transportation system will have adequate capacity to serve the proposal.

Street, Bicycle, and Pedestrian Connections

The applicant states that the proposed internal walkways significantly improve upon the adequate existing bicycle and street connections. Staff concurs with the applicant's statements.

The existing street frontage of SW 148th Avenue has already been improved to the applicable standards. SW 148th Avenue is a private street and internal to the site. No changes are proposed.

Access

No new driveways are proposed. Washington County has jurisdiction over access to SW Farmington Road and is not requiring any changes to the existing driveways. The Farmington Road widening project will not affect existing access to the site. A new fire access lane is proposed on the east side of the proposed science building.

Transit

Existing transit adequately serves the site. TriMet's bus lines No. 52 and No. 62 serve the site. The 52-Farmington/185th runs between Beaverton Transit Center, Aloha, Willow Creek Transit Center, Tanasbourne and PCC Rock Creek, along Farmington, 185th and Springville. The 62-Murray Blvd runs between Washington Square, Beaverton and Sunset Transit Center, along Scholls Ferry Road, Murray, Millikan, Hocken, Jenkins, Cornell and Barnes.

Additional Transportation Findings:

- The comprehensive plan does not show any additional street, bike, or pedestrian connections.

Trees and Vegetation Requirements (Section 60.60)

Landscaping changes proposed for the site are within the immediate perimeter of the building. The applicant has proposed to remove a total of 163-inches DBH in seven trees and has a plan for mitigation of 38-inches DBH in 19 trees.

The city arborist has reviewed the tree mitigation schedule and has concluded that the overall site is heavily treed and that the proposed tree mitigation schedule is more than adequate to meet the intent of section 60.60 of the Beaverton Development Code.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency;

Facts and Findings:

There are no private common facilities on the site.

Therefore, staff finds that the criterion is not applicable to the proposed project.

- F. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

Facts and Findings:

Staff concurs with the applicant's findings that the existing and proposed on-site pedestrian and vehicle circulation are safe and efficient. The applicant states that the only proposed modifications to the parking lot include a new fire access lane on the east side of the proposed science building. Minor additions to internal walkways are proposed which improve upon the existing pedestrian circulation around the site.

Therefore, staff finds that the proposal meets the criterion for approval.

- G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.*

Facts and Findings:

This criterion is met with the findings from criterion F above. The existing and proposed circulation systems connect to the surrounding circulation systems in a safe, efficient and direct manner.

Therefore, staff finds that the proposal meets the criterion for approval.

- H. *Structures and public facilities and services serving the development are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.*

Facts and Findings:

The existing fire hydrants were previously reviewed and approved during prior development and are not being changed by this proposal. The Fire Marshal has reviewed the proposed project and has attached conditions of approval at the end of this report. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

Therefore, staff finds that the proposal meets the criterion for approval.

- I. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.*

Facts and Findings:

There is no change to the existing public facilities that serve the site.

Therefore, staff finds that the criterion is not applicable to the proposed project.

- J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

Facts and Findings:

The applicant has proposed minimal grading to the site which is relatively level. The approximate finished floor is 197-feet in elevation, which is similar to the existing grade that varies from 192-feet to 198-feet. Staff has reviewed the preliminary proposed grading plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm system.

Therefore, staff finds that the proposal meets the criterion for approval.

- K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.*

Facts and Findings:

The existing circulation system provides safe, continuous and uninterrupted access to the subject building, parking areas and adjoining buildings and the public right-of-way. Proposed internal walkways will improve upon the existing ADA access around the site.

Therefore, staff finds that the proposal meets the criterion for approval.

- L. *The proposal contains all required submittal materials as specified in Section 50.25.1 of the Development Code.*

Facts and Findings:

The applicant has supplied all applicable submittal requirements, as specified in Section 50.25.1 of the Development Code.

Therefore, staff finds that the proposal meets the criterion for approval.

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in APPROVING the proposal for Valley Catholic High School Science Building CU2015-0004/DR2015-0030 and adopt the conditions at the end of this report.

**Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Urban Medium Residential – (R2)**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Sections 20.20.50			
Permitted and Conditional Uses	An Educational Facility is a conditional use.	Educational Facility – High School Addition	Yes
Minimum/ Maximum Lot Area	2000 Sq. Ft.	New lots not proposed & no change to existing lot size	Yes
Minimum Lot Dimensions	None	No proposed change to lot dimensions	Yes
Yard Setbacks	Front: 10-Feet Sides: None Rear: 15-Feet	The proposed building exceeds the required minimum.	Yes
Maximum Building Height	40 feet	32 feet	Yes
Required Minimum Density	Minimum density requirements for new residential development	Not applicable, no new dwelling units are proposed.	N/A

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.10			
Floodplain	Regulations for properties in floodplain/way	The Site is not within a flood plain.	N/A
Development Code Section 60.30			
Minimum Off-Street Vehicular Parking Spaces	Educational Institutions are .20 spaces per FTE students and staff.	The total parking provided is 116 spaces which meet the minimum number of 109 spaces under section 60.30.10.5.	Yes
Minimum Off-Street Bicycle Parking: Long and Short Term	Long Term Spaces For <i>Educational Institutions</i> requires 1 spaces / 18 Students. There is no requirement for short term spaces	Bicycle parking is located near the front of the existing high school building and meets the minimum of 21 long term bicycle spaces.	Yes
Development Code Section 60.55			
Transportation Facilities	Regulations for transportation facilities	Refer to Facilities Review Committee findings for site access and on-site circulation. Applicant has submitted transportation findings.	Yes
Development Code Section 60.60			
Tree & Vegetation Regulations. No Significant Trees to this site	Preservation Standards for “protected” trees.	There are currently no significant trees on this site. New trees and landscaping are shown on the landscape plan.	Yes
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing street frontage to be undergrounded.	The applicant proposes that all utilities to serve the site are underground.	Yes- with COA

**ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL
Valley Catholic High School Science Building
CU2015-0004**

Section 40.15.15.2.C Major Modification of a Conditional Use Approval Criteria:

In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Conditional Use application.*

FINDING:

Development Code, Section 40.15.15.2.A, Threshold #1 states:

“An increase in the gross floor area of an existing Conditional Use more than 10% or more than 1,000 gross square feet of floor area for all properties that are located in a Residential zoning district or within a distance of up to and including 50 feet of a Residential zoning district.”

The applicant proposes a new 12,850 square foot building addition. The floor area sum of two modular buildings to be removed is 2,880 square feet for a net addition of 9,970 square feet or 9.9% of the existing 102,710 overall high school square footage. This addition in the R2 zoning district requires Modification to Conditional Use approval. The site is currently developed with an existing approved High School. No changes to the primary high school building or parking lot are proposed.

Therefore, staff finds the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

FINDING:

The applicant paid the required fee associated with a Major Modification of a Conditional Use application.

Therefore, staff finds the proposal meets the criterion for approval.

3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

FINDING:

The applicant states in their narrative that after a review of the Comprehensive Plan, the proposal meets all applicable policies. The applicant also refers to the pre-application summary. Staff performed a cursory review of the Comprehensive Plan in preparation for the pre-application conference and identified only potential applicable policies.

After a more detailed review of the Comprehensive Plan, staff concurs with the applicant and finds that there are no conflicts with any of the applicable Comprehensive Plan policies associated with this use, since they are not proposing any increase to the previously approved maximum capacity of 485 students and 60 staff and since the entire addition is proposed in the same location as the existing modular buildings which is further than 1,000 feet from the nearest residential property line or right-of-way.

Therefore, staff finds the proposal meets the criterion for approval.

4. *The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval unless the applicant has received or is concurrently requesting one or more conditions be removed or modified as part of the current application.*

FINDING:

In response to Criterion No. 4, the applicant states that the existing high school has been on this site since 1969 and has had numerous approved modifications to the conditional use since then. Previous conditional use permit numbers have been identified in the conditions of approval at the end of this report.

The proposed physical site improvements require approval of a Design Review Two application, which is being processed concurrently with the subject Conditional Use application.

Staff concurs that Conditional Use approval for a high school use is valid and that the proposed modification does not conflict with prior conditions of approval.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

- 5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.***

FINDING:

In response to Criterion No. 5, the applicant states that the proposed addition is extremely compatible and enhances the usability of the existing facilities. The applicant's narrative states that all proposed lighting near the building entrance will minimize direct and indirect glare by locating it either on/under canopies or within low site walls such as at steps, ramps and around courts and plazas and that all existing parking lot and pedestrian circulation area lighting is remaining the same and meets these standards.

The applicant has stated that there is adequate lighting being provided at the new building entrance that minimizes glare and that the new addition will improve on-site pedestrian pathways. Additionally, no new or changes to ball fields are proposed.

Staff concurs with the applicant, that the proposal is compatible with the surrounding area and will have a minimal if any impact on the livability of the surrounding area. Staff finds that noise impacts are expected to be minimal given the scope of this proposal. The proposed science building is located where existing modular buildings are currently. The closest residential property line is further than 1,000 to the proposed development.

Therefore, staff finds the proposal meets the criterion for approval.

- 6. *The proposal will not modify previously established conditions of approval for the prior conditional use consistent with Section 50.95.6 of this Code.***

FINDING:

In response to Criterion No. 6, the applicant states that the proposed development does not modify any previously established conditions of approval.

Staff has reviewed prior approvals for Valley Catholic High School as well as for Maryville Nursing Home and has found no conflicts with previously established conditions of approval. The most recent modification dates back to 2003 when the school constructed their gymnasium. In 2003, records show that the schools maximum capacity to be 485 students and 60 FTE staff.

Staff refers to the list of case files associated with Valley Catholic within the conditions of approval.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

- 7. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

FINDING:

The applicant has submitted all documents related to this request for Conditional Use approval. A Design Review Two application is being processed concurrently with the subject request for Conditional Use. The Conditional Use application is dependent upon approval of the Design Review Two application.

Staff also recommends a condition of conditional use that acknowledges past Conditional Use approvals to remain valid.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

Recommendation

Based on the facts and findings presented, staff recommends APPROVAL of **CU2015-0004 (Valley Catholic High School Science Building)** subject to the conditions of approval identified in Attachment D.

**DESIGN REVIEW
ANALYSIS AND FINDINGS
Valley Catholic High School Science Building
DR2015-0030**

Section 40.20.05 Design Review Applications; Purpose

The purpose of Design Review is to encourage originality, flexibility, and innovation in development, site planning, buildings, structures, and landscaping. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. This Section is carried out by the approval criteria listed herein.

Section 40.20.15.2.C Design Review Two Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold number five (5) for a Design Review Two application.*

“Building additions in Residential, Commercial, or Multiple Use zones less than 30,000 gross square feet of floor area that do not qualify for consideration under the Thresholds for Design Review Compliance Letter.”

FINDING:

The applicant proposes to construct a new two-story, 12,850 square foot science building that will be comprised of five classrooms. The project also includes new outdoor plazas, pedestrian connections, and a 160 square foot detached greenhouse. The project also proposes to remove and replace seven landscape trees.

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

FINDING:

The applicant has paid the required fee.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant has submitted materials required by Section 50.25.1 of the Development Code.

Therefore, staff finds that the proposal meets the criterion for approval.

4. *The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).*

FINDING:

Staff cites the findings in the Code Conformance Analysis chart at the end of the report, which evaluates the project as it relates the applicable Code requirements of Chapter 60.

Therefore, staff finds that the proposal meets the criterion for approval.

5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:*

- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or*
- b. The location of existing structural improvements prevent the full implementation of the applicable standard; or*
- c. The location of the existing structure to be modified is more than 300 feet from a public street.*

FINDING:

The proposal involves the construction of a new building which can be considered an addition to the existing high school. The applicant has addressed Design standards. Staff refers to and incorporates by reference, the applicant's response to applicable design standards as contained in the narrative prepared by Brian C. Jackson Architect, LLC.

The Design Standards are addressed in the tables below. As noted in the tables, the proposal satisfies the applicable provisions of Sections 60.05.15 through 60.05.30.

Therefore, staff finds that the proposal meets the criterion for approval.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

FINDING:

A Major Modification of a Conditional Use application is being reviewed concurrently along with this application. No other applications are required of the applicant for this stage of City approvals.

Therefore, staff finds that the proposal meets the criterion for approval.

SUMMARY OF FINDINGS:

Based on evidence provided by the applicant and conditions of approval proposed by staff, staff finds that the applicable approval criteria for a Design Review Two application (Section 40.20.15.2.C of the Development Code) have been satisfied.

RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of DR2015-0030 (Valley Catholic High School Science Building) subject to the conditions of approval identified in Attachment D.

**Section 60.05 Design Review Standards Analysis
Valley Catholic High School Science Building
DR2015-0030**

Zone: Urban Medium Density (R2)

Major Pedestrian Route (MPR): No Major Pedestrian Routes

**Design Review Standards Analysis and Findings Chart
Section 60.05.15 Building Design & Orientation Standards**

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD ?
60.05.15.1 Building Articulation and Variety			
60.05.15.1.C	The maximum spacing between permanent architectural features shall be no more than: 1. Forty (40) feet in residential zones, and all uses in multiple-use, and commercial zones...	The applicant's plans show that, the spacing between permanent architectural features is under 40-feet. Additionally, the roofs vary in height to balance out the horizontal features of the building. The building height is emphasized with changes in height, materials and canopy as shown on page A301 of the submitted plans.	Yes
60.05.15.2 Roof Forms as Unifying Elements			
60.05.15.2.C	All flat roofs with a slope of less than 4/12 pitch shall be architecturally treated or articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches.	The applicant states that the proposed roof has a .25/12 pitch with a minimum parapet height of 1.5 feet.	Yes
60.05.15.2.D	When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.	The applicant states that roof forms of the proposed structure are similar in style and material to the existing high school.	Yes

60.05.15.3 Primary Building Entrances

60.05.15.3	Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.	The applicant states that the proposed building design provides canopies and porches to protect pedestrians from rain and sun that meet the required dimensions as shown on the submitted plans. The submitted plans show the main entrance covered by a canopy measuring 34-feet by 8-feet.	Yes
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60.05.15.4 Exterior Building Materials

60.05.15.4.B	For conditional uses in residential zones and all uses in multiple-use and commercial zones (except residential uses fronting common greens and shared courts), a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space...	The applicant states that the building is not within 200-feet of the public right-of-way but is highly articulated with buff colored brick veneer, metal panel siding, cedar siding and no plain or unfinished concrete.	Yes
60.05.35.4.C	For conditional uses in residential zones and all uses in multiple use and commercial districts, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished grade level adjacent to the foundation wall, unless...	The applicant states that the exposed concrete in the expansion project does not exceed 2.5-feet above the finished grade level.	Yes

Design Review Standards Analysis and Findings Chart
Section 60.05.20 Circulation and Parking Lot Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.20 Pedestrian Circulation			
60.05.20.1	Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.	The applicant states that the proposed building does not abut a public street but that the design still provides improved on-site pedestrian, bicycle and motor vehicle circulation to the abutting private street. Additionally the applicant's plans show a new fire access driveway from St. Mary's Drive (a private drive) to the rear of the proposed building.	Yes
60.05.20.2 Loading Areas, solid waste facilities and similar improvements			
60.05.20.2.A	All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street...	The applicant states that all on-site service and storage areas are existing and are not being modified. Additionally, the proposed development is not visible from a public street.	Yes
60.05.20.2.C	Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring...	The applicant states that all on-site service and storage areas are existing and are not being modified. Additionally, the proposed development is not visible from a public street.	Yes
60.05.20.3 Pedestrian Circulation			
60.05.20.3.A	Pedestrian connections shall be provided that link to	The applicant states that the on-site pedestrian, bicycle and motor vehicle	Yes

	adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired.	circulation system provides efficient access to the abutting streets. Additionally, the proposed development is not visible from a public street.	
60.05.20.3.B	A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.	The applicant states that a new pedestrian connection of approximately 40 feet is proposed from the new science building to a secondary entrance of the main high school building and is shown on the submitted site plan page L1. The primary entrance of the proposed science building has a direct connection to the existing parking lot and drop off area. Additionally, the proposed development does not have a connection to a public street.	Yes
60.05.20.3.C	A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage ...	The applicant states that the proposed development does not have a connection to a public street nor has any frontage along a public street.	N/A
60.05.20.3.D	Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.	The applicant states that existing pedestrian connections through the parking area are separated from vehicles and that there are no new walkways through parking areas proposed or needed.	Yes

60.05.20.3.E	Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.	The applicant states that there are adequate existing pedestrian walkways provided through the parking lot and are not being modified.	Yes
60.05.20.3.F	Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.	The applicant states that all proposed walkways will be five feet in width and designed and constructed for durable surfaces as shown on the submitted plans and will meet ADA standards.	Yes
60.05.20.4 Street Frontages and Parking Areas			
60.05.20.4	Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards...	The applicant states that the proposal does not abut a public street and that the existing parking lot will not be modified. All existing spaces fronting the private street are already screened with a landscaping buffer exceeding the standard of 6-feet as shown on the submitted plans. Staff concurs that this standard is not applicable.	N/A
60.05.20.5 Parking Area Landscaping			
60.05.20.5.A /B/C/D	Landscaped planter islands shall be required according to the following... All conditional uses in residential zones and industrial uses, one for every twelve (12) contiguous parking spaces.	The applicant states that there are existing landscape islands. Staff concurs that this standard is not applicable.	N/A

60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts.

60.05.20.8.A	Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B...	The applicant states that on-site parking meets the exception provided under 60.05.20.8.A.3. Staff concurs with the applicant's statement.	Yes
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Design Review Standards Analysis and Findings Chart

Section 60.05.25 Landscape, Open Space and Natural Areas Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD ?
60.05.25.5 Minimum Landscaping Requirements for Conditional Uses in Residential Districts, and for Developments in Multiple-Use, Commercial and Industrial Districts except Residential Developments fronting Common Greens and Shared Courts in Multiple-Use Zones			
60.05.25.5.A	A minimum portion of the total gross lot area shall be landscaped... Conditional uses in residential districts, and all uses in commercial and industrial districts, fifteen (15) percent;	The applicant states that the total gross amount of on-site landscaping is approximately 62%.	Yes
60.05.25.2.B	The following minimum planting requirements for required landscaped areas shall be complied with...	The applicant states that new landscaping meets this standard as shown on pages L-3 and L-4 of the submitted plans.	Yes

60.05.25.2.C	A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided that the hard surface portion of the plaza shall not exceed twenty-five percent of the minimum landscaping requirement for Conditional Uses in Residential districts...	The applicant states that hardscape plazas have been incorporated as part of the overall design. See first floor plan page A101. Hardscape plazas will be a combination of architectural concrete or stone pavers and scored concrete. Benches and trash receptacles will be provided in each of the outdoor plaza areas.	Yes
60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines.			
60.05.25.10 .A/B/C	When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:	The applicant states that the perimeter of the area affected by this application is not adjacent to any neighboring property.	N/A
60.05.25.11 Integrate water quality, quantity, or both facilities.			
60.05.25.11	Non-vaulted surface storm water detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.	The applicant states that all water quality facilities are existing and meet the current standards for drainage and water quality.	N/A

Design Review Standards Analysis and Findings Chart
Section 60.05.30 Lighting Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30 Adequate on-site lighting and minimize glare on adjoining properties			
60.05.30.1.A/B/D	<p>Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.</p> <p>Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</p> <p>Lighting shall be provided at building entrances.</p>	The applicant states that all existing parking lot and pedestrian circulation area lighting is remaining the same and meets these standards. The applicant has stated that there is adequate lighting being provided at the new building entrance that minimizes glare.	Yes
60.05.30.2.A	Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of...	The applicant is not proposing new on-site pole lighting. The applicant has stated that the existing on-site facilities provide adequate lighting and meet this standard.	Yes
60.05.30.2.B	Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	The applicant states that all proposed lighting near the building entrance will minimize direct and indirect glare by locating it either on/under canopies or within low site walls such as at steps, ramps and around courts and plazas.	Yes
60.05.30.2.C	Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.	The applicant states that there are no lighted bollards proposed for this project.	Yes

Evaluation of Design Standards identified above

Hereto, staff finds that the applicant has provided sufficient evidence to show how the plan proposal meets applicable Design Standards (identified in the table summary above). In accordance with the direction provided under 40.20.05, the applicant has the opportunity at the public hearing to further demonstrate how the project meets these standards.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL of DR2015-0030 (Valley Catholic High School Science Building) subject to the conditions below.**

- 7) Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
- 8) Have the ownership of the subject property guarantee all grading, public waterline relocation work, storm water management (quality) facilities, Clean Water Services required plantings, and any required emergency access paving, by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
- 9) Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
- 10) Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
- 11) Submit plans for erosion control per Clean Water Services requirements for site disturbances less than 1 acre. (Site Development Div./JJD)
- 12) Provide final construction ready plans and a final design report demonstrating proposed provision of treatment as required by CWS for new improvements. The report shall verify compliance can be met in regard to both CWS Resolution and Order 2007-020 for water quality treatment and to the CWS LIDA handbook. The analysis will need to be supported with exhibits and calculations. For any impervious area determined to not be practical to flow to a planter, a fee in lieu of stormwater quality provision will be assessed as determined by the City Engineer. The plans and report shall identify all contributing drainage areas and plumbing systems on and adjacent to the site and delineate all areas that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
- 13) Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the property. Specific types of impervious area totals, in square feet, shall be given for parking lots/driveways, sidewalk/pedestrian areas, plazas, and any gravel or semi-pervious surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the net new

impervious surface area created, and total final impervious surface area of the entire property. (Site Development Div./JJD)

- 14) Pay storm water system development charges (overall system conveyance and detention) for any net new impervious area proposed for the project. Additionally, the project shall pay a storm water quality (summer treatment) in-lieu of fee for any impervious area required to provide treatment but determined by the City Engineer as not to practical to provide treatment under Clean Water Services standards. (Site Development Div./JJD)
- 15) Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)
- 16) Provide plans for the placement of underground utility lines within the site and for services to the proposed new development. No new overhead power or communication services shall be installed and any affected existing overhead lines shall be placed underground. If existing utility poles must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
- 17) Fire Hydrant/Fire Department Connection: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination thereof as applicable. (OFC 912.2) Relocate fire department connection and (2) post indicator valves that front Farmington Rd. along an approved fire department access route. Would recommend at the entrance to the property near the current fire hydrant. (TVFR/ J. Foster)
- 18) Fire Apparatus Access Road Width and Vertical Clearance: Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. The fire district will approve access roads of 12 feet for up to three dwelling units and accessory buildings. (OFC 503.2.1 & D103.1) Maintain all fire lanes at all time. A portion of the track is a fire lane. (TVFR/ J. Foster)
- 19) Surface and Load Capacities: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) (TVFR/ J. Foster)

20) Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6) (TVFR/ J. Foster):

- a) Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width), or two 10 foot sections with a center post or island.
- b) Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
- c) Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
- d) Electric gates shall be equipped with a means for operation by fire department personnel
- e) Electric automatic gates shall comply with ASTM F 2200 and UL 325.
- f) Removable bollards are not an approved alternate to a swinging gate.

21) A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (TVFR/ J. Foster)

22) Utility Identification: Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1) (TVFR/ J. Foster)

Prior to building permit issuance for the new building or any other incidental building, plumbing, or electrical permits, the applicant shall:

23) Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

24) Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)

Prior to final inspection of any building permit or occupancy permit issuance, the applicant shall:

- 25) Have removed the two existing portable buildings from the site and restored the landscaping to its previous state. (Planning/JST)
- 26) Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
- 27) Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
- 28) Have placed underground all existing overhead utilities and any new utility service lines within the project as determined at permit issuance. (Site Development Div./JJD)
- 29) Have obtained an Industrial Sewage (Source Control) Permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
- 30) Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
- 31) Install proposed trees as shown on the proposed landscape mitigation plan. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 2 inches, and a minimum height of 8 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Evergreen trees shall have straight trunks, be fully branched and a minimum height of 6 feet at the time of planting. Ensure coniferous trees have been balled and burlapped or grown within suitable containers and are adequately staked at the time of planting. (Planning Division/JST)
- 32) Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Planning Division/JST)
- 33) Ensure all site improvements, including grading and landscaping are completed in accordance with landscape plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)
- 34) Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including

temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)

- 35) Ensure construction of any walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)
- 36) Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning Division/JST)
- 37) Ensure landscaped areas approved to be planted in lawn have seed installed between September 1 and November 1 or between March 1 and May 1. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Planning Division/JST)
- 38) Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Division/JST)
- 39) Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning Division/JST)
- 40) Ensure that all retaining walls shown are covered with either brick veneer, treated with a veneer that is architectural, or has a planting design to cover any modular retaining walls. (Planning Division/JST)
- 41) Ensure that the planting of approved street trees and vegetation or the pruning thereof, within the public right-of-way or public easements, has occurred in accordance with the City Tree Planting & Maintenance Policy (Resolution 3391). (Planning Division/JST)
- 42) Ensure that all walkways and pathway connections into the parking lot are constructed with scored concrete or modular paving patterns, including ramps. ADA standards shall apply. (Planning Division/JST)

Prior to release of performance security, the applicant shall:

- 43) Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
- 44) Submit any required on-site easements not already granted, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
- 45) Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of required CWS plantings within any surface treatment facility areas as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Operations Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Div./JJD)